



20 Branksome Court, 5 Western Road, Canford Cliffs, Poole BH13 7BD
Offers In Excess Of £450,000 Share of Freehold





Canford Cliffs

Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water-sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property Comprises

The apartment boasts excellent, versatile accommodation extending to over 1100 sqft of accommodation. The entrance door gives access to a large hallway with doors to all principal rooms which comprise of a large living/dining room with sliding doors leading out to a sunny south facing terrace and overlooks the beautifully manicured communal gardens. A separate dining room which could be used as an office, master bedroom with en-suite shower room, double second & third bedroom, further bathroom, plenty of storage cupboards and garage. Ample visitors parking to the front of the block.

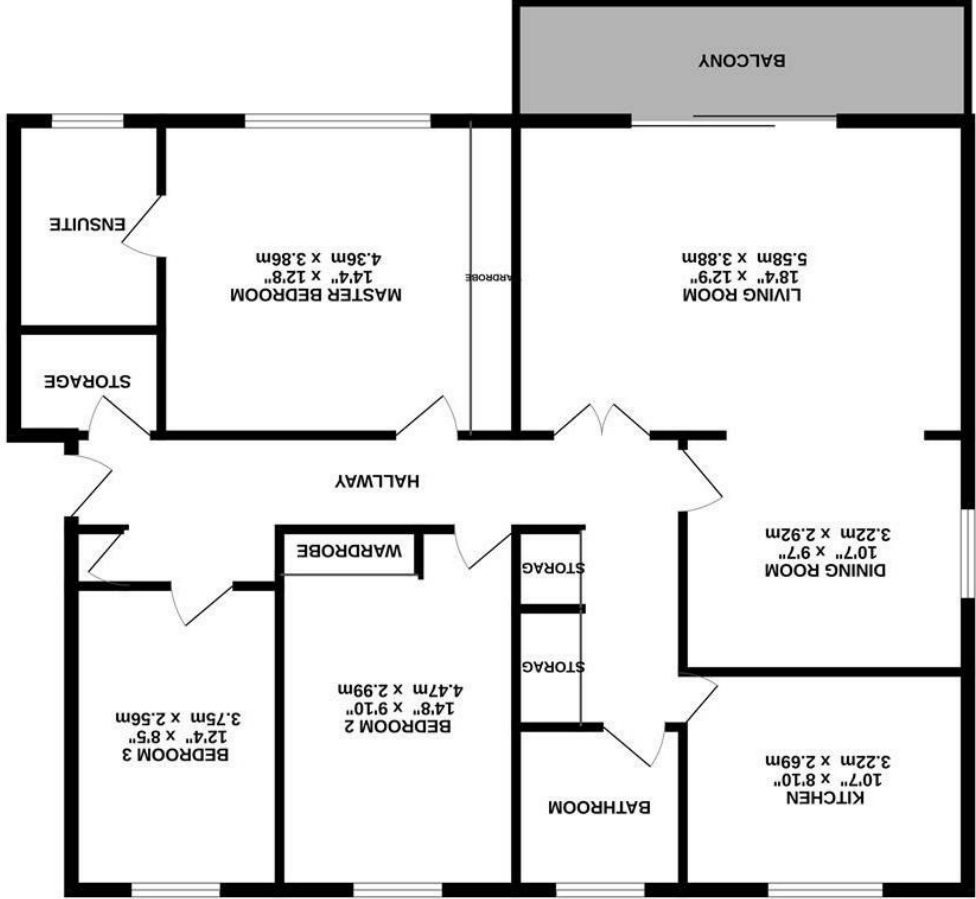


Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com



FIFTH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

All room dimensions given above are approximate measurements
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:
• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
69	80
Very energy efficient - lower running costs	Very energy efficient - lower running costs
Class: Pass	Class: Pass

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
100-120	100-120
120-140	120-140
140-160	140-160
160-180	160-180
180-200	180-200
200-220	200-220
220-240	220-240
240-260	240-260
260-280	260-280
280-300	280-300
300-320	300-320
320-340	320-340
340-360	340-360
360-380	360-380
380-400	380-400
400-420	400-420
420-440	420-440
440-460	440-460
460-480	460-480
480-500	480-500
500-520	500-520
520-540	520-540
540-560	540-560
560-580	560-580
580-600	580-600
600-620	600-620
620-640	620-640
640-660	640-660
660-680	660-680
680-700	680-700
700-720	700-720
720-740	720-740
740-760	740-760
760-780	760-780
780-800	780-800
800-820	800-820
820-840	820-840
840-860	840-860
860-880	860-880
880-900	880-900
900-920	900-920
920-940	920-940
940-960	940-960
960-980	960-980
980-1000	980-1000
1000-1020	1000-1020
1020-1040	1020-1040
1040-1060	1040-1060
1060-1080	1060-1080
1080-1100	1080-1100
1100-1120	1100-1120
1120-1140	1120-1140
1140-1160	1140-1160
1160-1180	1160-1180
1180-1200	1180-1200
1200-1220	1200-1220
1220-1240	1220-1240
1240-1260	1240-1260
1260-1280	1260-1280
1280-1300	1280-1300
1300-1320	1300-1320
1320-1340	1320-1340
1340-1360	1340-1360
1360-1380	1360-1380
1380-1400	1380-1400
1400-1420	1400-1420
1420-1440	1420-1440
1440-1460	1440-1460
1460-1480	1460-1480
1480-1500	1480-1500
1500-1520	1500-1520
1520-1540	1520-1540
1540-1560	1540-1560
1560-1580	1560-1580
1580-1600	1580-1600
1600-1620	1600-1620
1620-1640	1620-1640
1640-1660	1640-1660
1660-1680	1660-1680
1680-1700	1680-1700
1700-1720	1700-1720
1720-1740	1720-1740
1740-1760	1740-1760
1760-1780	1760-1780
1780-1800	1780-1800
1800-1820	1800-1820
1820-1840	1820-1840
1840-1860	1840-1860
1860-1880	1860-1880
1880-1900	1880-1900
1900-1920	1900-1920
1920-1940	1920-1940
1940-1960	1940-1960
1960-1980	1960-1980
1980-2000	1980-2000
2000-2020	2000-2020
2020-2040	2020-2040
2040-2060	2040-2060
2060-2080	2060-2080
2080-2100	2080-2100
2100-2120	2100-2120
2120-2140	2120-2140
2140-2160	2140-2160
2160-2180	2160-2180
2180-2200	2180-2200
2200-2220	2200-2220
2220-2240	2220-2240
2240-2260	2240-2260
2260-2280	2260-2280
2280-2300	2280-2300
2300-2320	2300-2320
2320-2340	2320-2340
2340-2360	2340-2360
2360-2380	2360-2380
2380-2400	2380-2400
2400-2420	2400-2420
2420-2440	2420-2440
2440-2460	2440-2460
2460-2480	2460-2480
2480-2500	2480-2500
2500-2520	2500-2520
2520-2540	2520-2540
2540-2560	2540-2560
2560-2580	2560-2580
2580-2600	2580-2600
2600-2620	2600-2620
2620-2640	2620-2640
2640-2660	2640-2660
2660-2680	2660-2680
2680-2700	2680-2700
2700-2720	2700-2720
2720-2740	2720-2740
2740-2760	2740-2760
2760-2780	2760-2780
2780-2800	2780-2800
2800-2820	2800-2820
2820-2840	2820-2840
2840-2860	2840-2860
2860-2880	2860-2880
2880-2900	2880-2900
2900-2920	2900-2920
2920-2940	2920-2940
2940-2960	2940-2960
2960-2980	2960-2980
2980-3000	2980-3000
3000-3020	3000-3020
3020-3040	3020-3040
3040-3060	3040-3060
3060-3080	3060-3080
3080-3100	3080-3100
3100-3120	3100-3120
3120-3140	3120-3140
3140-3160	3140-3160
3160-3180	3160-3180
3180-3200	3180-3200
3200-3220	3200-3220
3220-3240	3220-3240
3240-3260	3240-3260
3260-3280	3260-3280
3280-3300	3280-3300
3300-3320	3300-3320
3320-3340	3320-3340
3340-3360	3340-3360
3360-3380	3360-3380
3380-3400	3380-3400
3400-3420	3400-3420
3420-3440	3420-3440
3440-3460	3440-3460
3460-3480	3460-3480
3480-3500	3480-3500
3500-3520	3500-3520
3520-3540	3520-3540
3540-3560	3540-3560
3560-3580	3560-3580
3580-3600	3580-3600
3600-3620	3600-3620
3620-3640	3620-3640
3640-3660	3640-3660
3660-3680	3660-3680
3680-3700	3680-3700
3700-3720	3700-3720
3720-3740	3720-3740
3740-3760	3740-3760
3760-3780	3760-3780
3780-3800	3780-3800
3800-3820	3800-3820
3820-3840	3820-3840
3840-3860	3840-3860
3860-3880	3860-3880
3880-3900	3880-3900
3900-3920	3900-3920
3920-3940	3920-3940
3940-3960	3940-3960
3960-3980	3960-3980
3980-4000	3980-4000
4000-4020	4000-4020
4020-4040	4020-4040
4040-4060	4040-4060
4060-4080	4060-4080
4080-4100	4080-4100
4100-4120	4100-4120
4120-4140	4120-4140
4140-4160	4140-4160
4160-4180	4160-4180
4180-4200	4180-4200
4200-4220	4200-4220
4220-4240	4220-4240
4240-4260	4240-4260
4260-4280	4260-4280
4280-4300	4280-4300
4300-4320	4300-4320
4320-4340	4320-4340
4340-4360	4340-4360
4360-4380	4360-4380
4380-4400	4380-4400
4400-4420	4400-4420
4420-4440	4420-4440
4440-4460	4440-4460
4460-4480	4460-4480
4480-4500	4480-4500
4500-4520	4500-4520
4520-4540	4520-4540
4540-4560	4540-4560
4560-4580	4560-4580
4580-4600	4580-4600
4600-4620	4600-4620
4620-4640	4620-4640
4640-4660	4640-4660
4660-4680	4660-4680
4680-4700	4680-4700
4700-4720	4700-4720
4720-4740	4720-4740
4740-4760	4740-4760
4760-4780	4760-4780
4780-4800	4780-4800
4800-4820	4800-4820
4820-4840	4820-4840
4840-4860	4840-4860
4860-4880	4860-4880
4880-4900	4880-4900
4900-4920	4900-4920
4920-4940	4920-4940
4940-4960	4940-4960
4960-4980	4960-4980
4980-5000	4980-4980
5000-5020	5000-5020
5020-5040	5020-5040
5040-5060	5040-5060
5060-5080	5060-5080
5080-5100	5080-5100
5100-5120	5100-5120
5120-5140	5120-5140
5140-5160	5140-5160
5160-5180	5160-5180
5180-5200	5180-5200
5200-5220	5200-5220
5220-5240	5220-5240
5240-5260	5240-5260
5260-5280	5260-5280
5280-5300	5280-5300
5300-5320	5300-5320
5320-5340	5320-5340
5340-5360	5340-5360
5360-5380	5360-5380
5380-5400	5380-5400
5400-5420	5400-5420
5420-5440	5420-5440
5440-5460	5440-5460
5460-5480	5460-5480
5480-5500	5480-5500
5500-5520	5500-5520
5520-5540	5520-5540
5540-5560	5540-5560
5560-5580	5560-5580
5580-5600	5580-5600
5600-5620	5600-5620
5620-5640	5620-5640
5640-5660	5640-5660
5660-5680	5660-5680
5680-5700	5680-5700
5700-5720	5700-5720
5720-5740	5720-5740
5740-5760	5740-5760
5760-5780	5760-5780
5780-5800	5780-5800
5800-5820	5800-5820
5820-5840	5820-5840
5840-5860	5840-5860
5860-5880	5860-5880
5880-5900	5880-5900
5900-5920	5900-5920
5920-5940	5920-5940
5940-5960	5940-5960
5960-5980	5960-5980
5980-6000	5980-5980
6000-6020	6000-6020
6020-6040	6020-6040
6040-6060	6040-6060
6060-6080	6060-6080
6080-6100	6080-6100
6100-6120	6100-6120
6120-6140	6120-6140
6140-6160	6140-6160
6160-6180	6160-6180
6180-6200	6180-6200
6200-6220	6200-6220
6220-6240	6220-6240
6240-6260	6240-6260
6260-6280	6260-6280
6280-6300	6280-6300
6300-6320	6300-6320
6320-6340	6320-6340
6340-6360	6340-6360
6360-6380	6360-6380
6380-6400	6380-6400
6400-6420	6400-6420
6420-6440	6420-6440
6440-6460	6440-6460
6460-6480	6460-6480
6480-6500	6480-6500
6500-6520	6500-6520
6520-6540	6520-6540
6540-6560	6540-6560
6560-6580	6560-6580
6580-6600	6580-6600
6600-6620	6600-6620
6620-6640	6620-6640
6640-6660	6640-6660
6660-6680	6660-6680
6680-6700	6680-6700
6700-6720	6700-6720
6720-6740	6720-6740
6740-6760	6740-6760
6760-6780	6760-6780
6780-6800	6780-6800
6800-6820	6800-6820
6820-6840	6820-6840
6840-6860	6840-6860
6860-6880	6860-6880
6880-6900	6880-6900
6900-6920	6900-6920
6920-6940	6920-6940
6940-6960	6940-6960
6960-6980	6960-6980
6980-7000	6980-6980
7000-7020	7000-7020
7020-7040	7020-7040
7040-7060	7040-7060
7060-7080	7060-7080
7080-7100	7080-7100
7100-7120	7100-7120
7120-7140	7120-7140
7140-7160	7140-7160
7160-7180	7160-7180
7180-7200	7180-7200
7200-7220	7200-7220
7220-7240	7220-7240
7240-7260	